

# 5823

## 4<sup>TH</sup> AVENUE

### SUNSET PARK, BROOKLYN

Corner of 4<sup>th</sup> Avenue & 59<sup>th</sup> Street

RESTAURANT FOR LEASE

#### APPROXIMATE SIZE

Ground Floor: 1,400 SF  
Basement: 800 SF

#### ASKING RENT

Upon Request

#### POSSESSION

Immediate

#### TERM

Negotiable

#### FRONTAGE

60 FT Wraparound

#### COMMENTS

- Previously "OD's Restaurant"
- Fully vented with massive hood and gas in place
- Walk-in fridge in the basement
- Prime corner with excellent visibility
- Directly in front of the N & R subway entrance
- Perfect for restaurants, caf  s, grab-and-go, or other food service concepts

#### NEIGHBORS

New Five Stars Barber Shop • El Espino • Jo's Furniture • Metro Bagel Deli • Green Village Supermarket • Las Rosas Bakery • Irish Haven • Evergreen Laundromat • El Chantilly Bakery

#### TRANSPORTATION



#### NOAM AZIZ

Director  
212.468.5984  
naziz@meridiancapital.com

#### NATHAN SHABOT

Associate  
212.468.5933  
nshabot@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

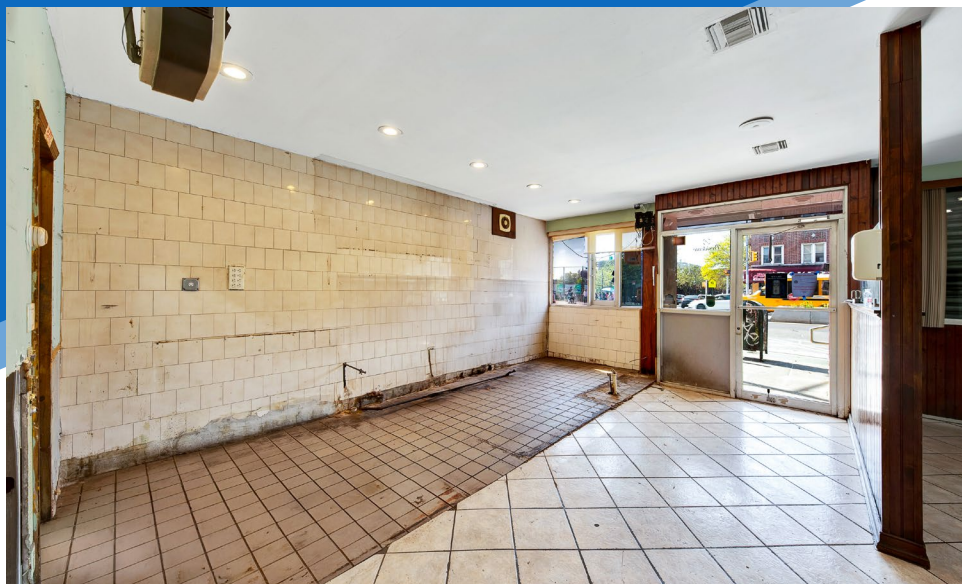
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.



5823 4<sup>TH</sup> AVENUE

SUNSET PARK, BROOKLYN | Corner of 4<sup>th</sup> Avenue an 59<sup>th</sup> Street

RESTAURANT FOR LEASE



INTERIOR

NOAM AZIZ

Director  
212.468.5984  
naziz@meridiancapital.com

NATHAN SHABOT

Associate  
212.468.5933  
nshabot@meridiancapital.com



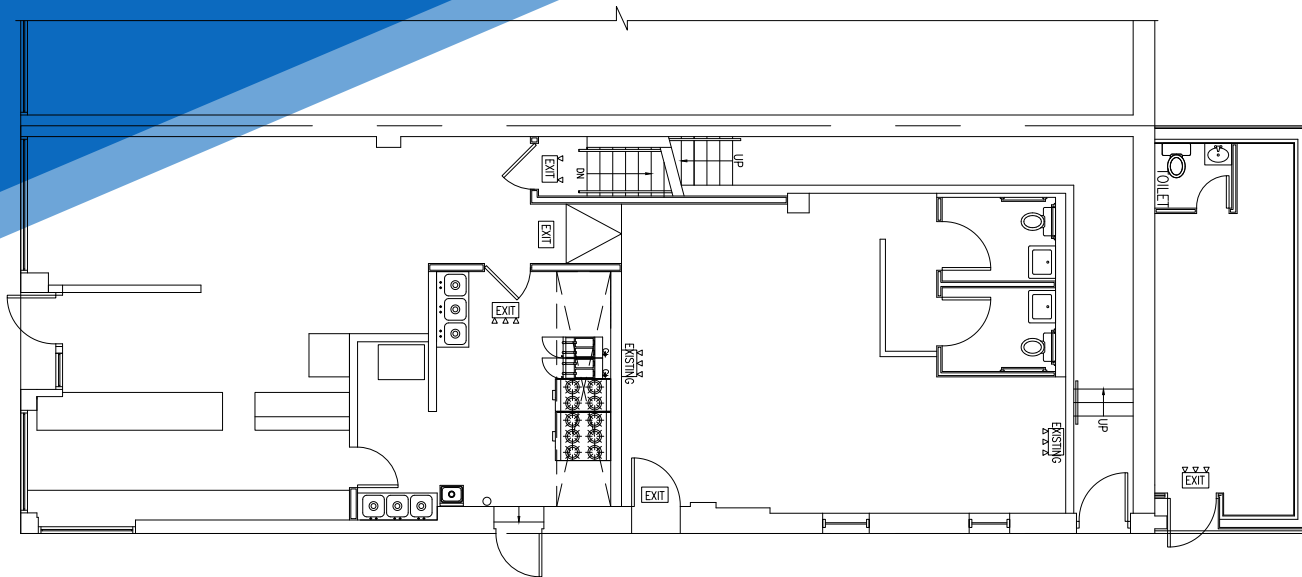
**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

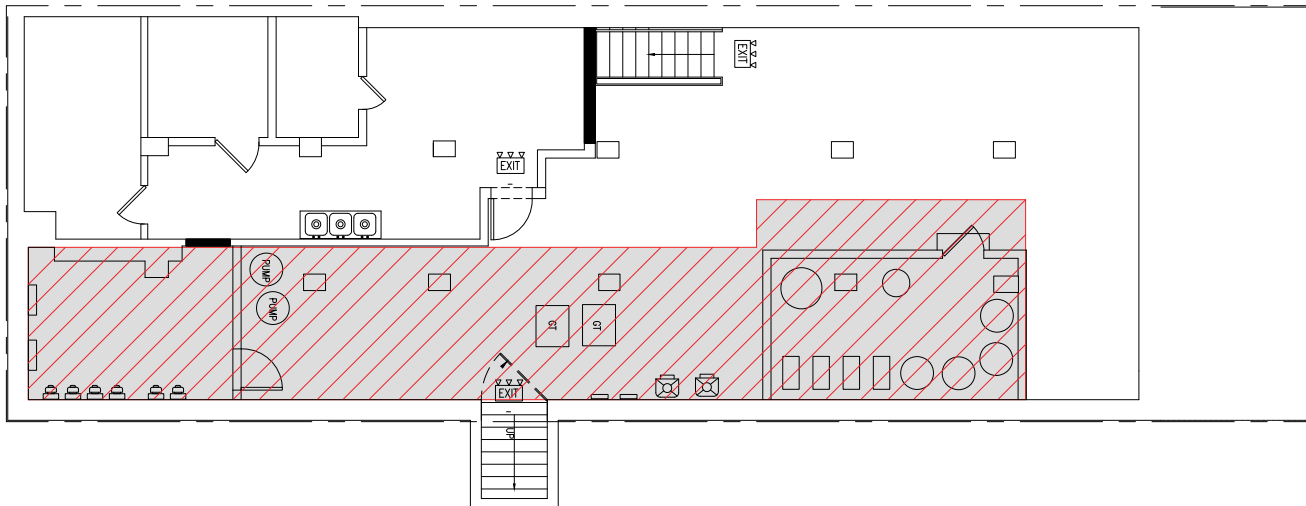
5823 4<sup>TH</sup> AVENUE

SUNSET PARK, BROOKLYN | Corner of 4<sup>th</sup> Avenue an 59<sup>th</sup> Street

RESTAURANT FOR LEASE



GROUND FLOOR



LOWER LEVEL

FLOOR PLANS

NOAM AZIZ

Director  
212.468.5984  
naziz@meridiancapital.com

NATHAN SHABOT

Associate  
212.468.5933  
nshabot@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

## 5823 4<sup>TH</sup> AVENUE

SUNSET PARK, BROOKLYN | Corner of 4<sup>th</sup> Avenue and 59<sup>th</sup> Street

RESTAURANT FOR LEASE

NEIGHBORS



### NOAM AZIZ

Director  
212.468.5984  
naziz@meridiancapital.com

### NATHAN SHABOT

Associate  
212.468.5933  
nshabot@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.